

Aldreds
Estate Agents

26 Deepdale

Carlton Colville, Lowestoft, NR33 8TU

Guide Price £350,000

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Guide Price £350,000 - £375,000 Set back from the main road in a private Cul de Sac of 3 properties, we offer this detached 4 bedroom house in much sought after Carlton Colville location. This family home benefits from gas fired central heating (2025 combi boiler installation), sealed unit uPVC double glazing (2015), with versatile living accommodation including a wide entrance hall, an 18 foot Lounge with French doors leading to the rear Patio, a good-sized family Dining Room with French Doors leading to a large pitched roof Conservatory, the ground floor Study features an internal door to the garage. The Kitchen features wall and base units, extended 'L' shape roll top work surfaces, inset double electric oven with a 4 burner gas hob and an extraction cooker hood above, plus plumbing and provision for a dishwasher. An archway leads to the Utility area featuring an additional drainer sink, base units, worktop, plumbing and provision for a washing machine, a combi gas boiler, a uPVC glazed door leading to the side and the downstairs Cloakroom. To the first floor you have 4 good size Bedrooms and a family Bathroom all set off of the galleried Landing. Also, Bedrooms 1 and 2, both feature Ensuite Shower Rooms. Bedrooms 1, 2 and 3 all feature built in wardrobes. The loft void is fully insulated with lighting and boarded in the practical areas. To the outside of the property, you have a good size front driveway for 2 vehicles, a 31 foot double length garage with power and lighting, internal door and additional rear garden access. To the rear you have a well presented, fully enclosed SOUTH facing lawned garden with a Patio and gated side access. Within easy reach you have all amenities including local shops, schools and bus routes with direct access to Lowestoft town shopping centre.

Lounge
18'4" x 10'2" (5.59 x 3.12)

Dining room
11'8" x 8'7" (3.56 x 2.62)

uPVC Conservatory
12'2" x 12'4" (3.71 x 3.76)

Kitchen
12'5" x 7'10" (3.81 x 2.41)

Utility Area
5'4" x 8'7" (1.63 x 2.62)















W.C. Cloakroom
5'7" x 2'11" (1.71 x 0.90)

Study
6'11" x 8'0" (2.11 x 2.46)

Master Bedroom
14'0" x 10'2" (4.27 x 3.12)

Master Ensuite
5'8" x 5'2" (1.74 x 1.60)

Bedroom 2
8'5" x 10'11" (2.57 x 3.33)

Bedroom 2 Ensuite
6'6" x 4'11" (1.99 x 1.52)

Bedroom 3
8'0" x 8'5" (2.44 x 2.57)

Bedroom 4
9'10" x 8'0" (3.02 x 2.44)

Family bathroom
8'3" x 5'2" (2.54 x 1.59)

Garage
31'8" x 8'6" (9.66 x 2.61)

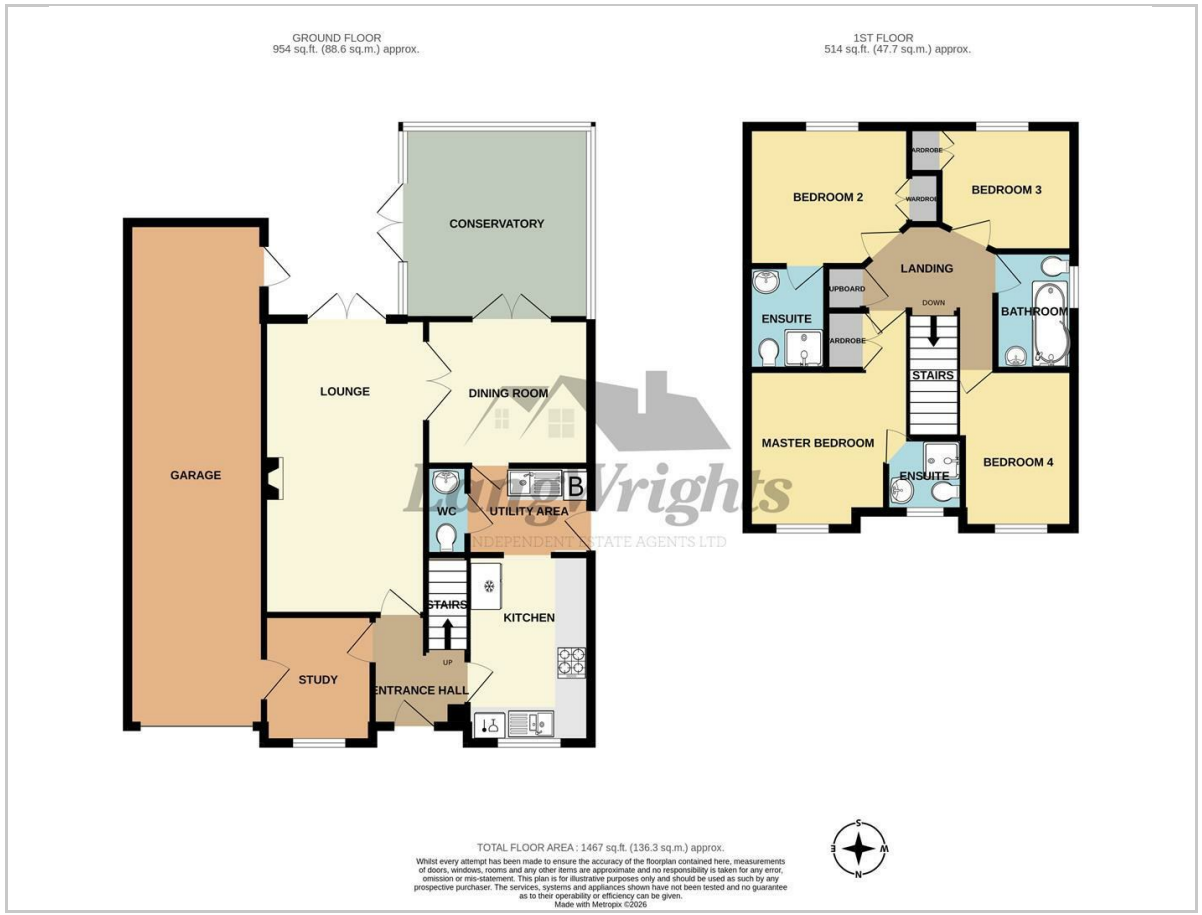
Tenure
Freehold

Services
Mains Water, Waste, Gas & Electricity

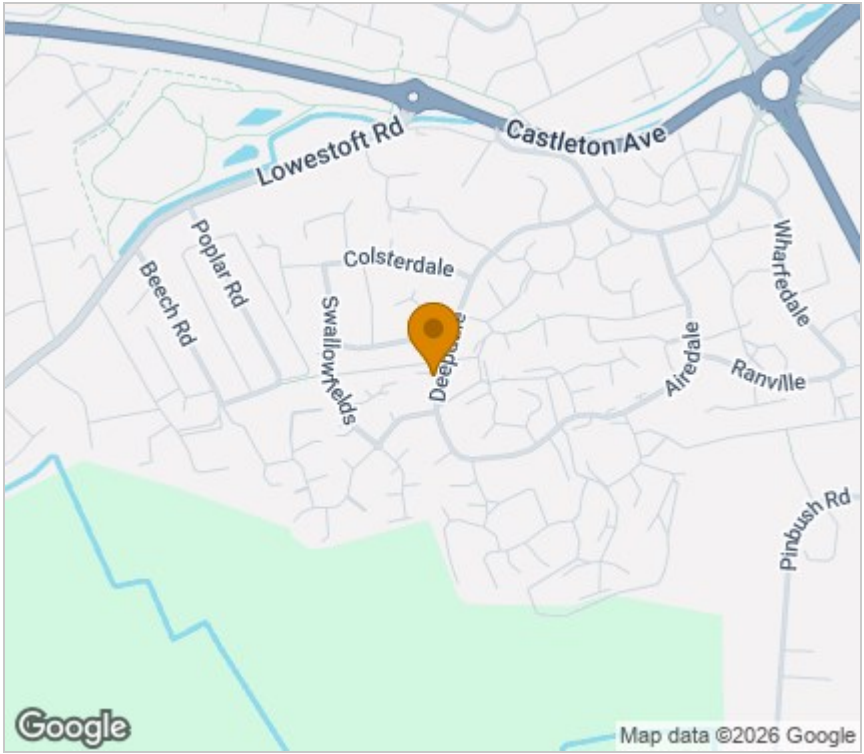
Council Tax
East Suffolk Council Tax: Band D

Ref: L2746/11/26

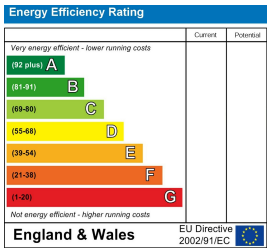
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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